

038.0

0004

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

780,700 / 780,700

USE VALUE:

780,700 / 780,700

ASSESSED:

780,700 / 780,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
33		RIVER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: JAMIESON ANDREW	
Owner 2: NIHILL THREASA	
Owner 3:	
Street 1: 33 RIVER ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: DEMPSEY THOMAS J -	
Owner 2: -	
Street 1: 33 RIVER ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains .141 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1955 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	1
t	Level
Gas:	

IN PROCESS APPRAISAL SUMMARY								Legal Description			User Acct
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value						25494
101	6120.000	297,800		482,900	780,700						GIS Ref
Total Card	0.141	297,800		482,900	780,700						GIS Ref
Total Parcel	0.141	297,800		482,900	780,700						Insp Date
Source:	Market Adj Cost		Total Value per SQ unit /Card:	399.29	/Parcel:	399.29					11/09/18

PREVIOUS ASSESSMENT								Parcel ID	038.0-0004-0013.0		
Tax Yr		Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV		297,800	0	6,120.	482,900	780,700		Year end	12/23/2021
2021	101	FV		287,500	0	6,120.	482,900	770,400		Year End Roll	12/10/2020
2020	101	FV		287,500	0	6,120.	482,900	770,400	770,400	Year End Roll	12/18/2019
2019	101	FV		237,200	0	6,120.	513,100	750,300	750,300	Year End Roll	1/3/2019
2018	101	FV		237,200	0	6,120.	374,200	611,400	611,400	Year End Roll	12/20/2017
2017	101	FV		237,200	0	6,120.	325,900	563,100	563,100	Year End Roll	1/3/2017
2016	101	FV		237,200	0	6,120.	277,700	514,900	514,900	Year End	1/4/2016
2015	101	FV		222,500	0	6,120.	271,600	494,100	494,100	Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEMPSEY THOMAS	38454-613		3/21/2003		380,000	No	No		
	8022-285		1/1/1901	Family		No	No	N	

BUILDING PERMITS								ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/30/2012	293	Manual	1,800	C				replace front stai	11/9/2018	Info At Door	HS	Hanne S
12/3/2008	1471	Dormers	55,000	C		G10	GR FY10	FULL SHED DORMER T	6/23/2009	Info Fm Prmt	BR	B Rossignol
8/28/1992	403	Manual	3,800					SIDING	5/12/2009	Measured	189	PATRIOT
									6/26/2003	MLS	MM	Mary M
									2/28/2000	Meas/Inspect	263	PATRIOT
									11/1/1981		MM	Mary M

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6120	Sq. Ft.	Site			0	80.	0.99	1									482,883						482,900	

**EXTERIOR INFORMATION**

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

**BATH FEATURES**

Full Bath:	1	Rating: Good	OF=TOILET AND SINK IN BMT.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating: Average	
A HBth:		Rating:	
OthrFix:	2	Rating: Fair	

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 6	BRs: 3	Baths: 1 HB: 1

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1952
Eff Yr Blt:	
Alt LUC:	
Jurisdct:	G10 Fact: .
Const Mod:	
Lump Sum Adj:	

**OTHER FEATURES**

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**REMODELING**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	6	3	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	6	3	

**RES BREAKDOWN****DEPRECIATION**

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	18.6	%

**CALC SUMMARY**

Basic \$ / SQ:	110.00	
Size Adj.:	1.35000002	
Const Adj.:	0.99989998	
Adj \$ / SQ:	148.485	
Other Features:	73786	
Grade Factor:	1.00	
NBHD Inf:	1.00000000	
NBHD Mod:		
LUC Factor:	1.00	
Adj Total:	365868	
Depreciation:	68052	
Depreciated Total:	297817	
WtAv\$/SQ:	AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr: 148.49
Special Features:	0	Val/Su Net: 113.06
Final Total:	297800	Val/Su SzAd 204.53

**MOBILE HOME**

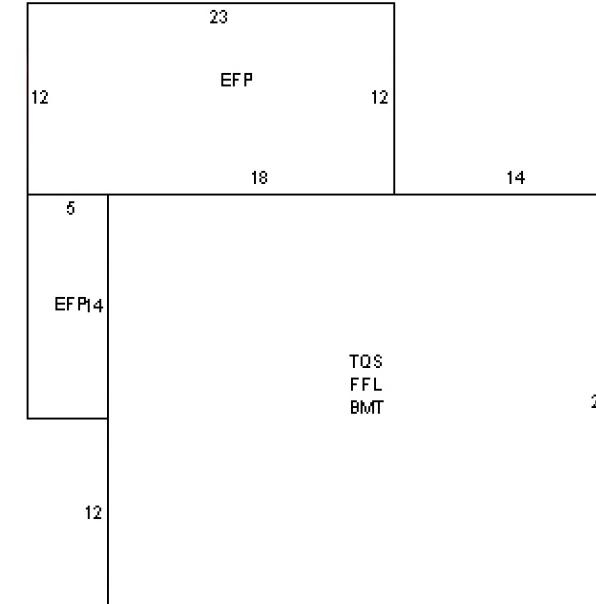
Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X14	A	AV	1970	0.00	T	39.2	101						

**COMMENTS**

OF=TOILET AND SINK IN BMT.

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
BMT	Basement	832	76.620	63,746	BMT	100	GFB	60	G
FFL	First Floor	832	148.490	123,540					
TQS	3/4 Story	624	148.490	92,655					
EFP	Enclos Porch	346	35.090	12,141					
					Net Sketched Area:	2,634	Total:	292,082	
					Size Ad	1456	Gross Area	2842	FinArea 1955

**IMAGE****AssessPro Patriot Properties, Inc**